

NOTES
Downtown Zoning Subcommittee
of the Housing Task Force
November 20, 2024
2:00 pm Upstairs Conference Room

Subcommittee members present

Heather Grant
Al Howland
Sally Tobias

Michael Behrendt, Town Planner

There was not a quorum present so these are only notes of the discussion.

The subcommittee discussed adding more members, possibly Mark Henderson and Tom Toye.

The group would like to do the following in the very near future:

- 1) Allow mixed use with residential in the Central Business District by right. A strategy to do this is to a) separate a CB-1 and a CB-2. Mill Plaza could be rezoned to CB-2 with no changes from Central Business. The rest of the CB district could be changes to CB-1 with the only change being changing mixed use with residential from CU to P. Michael will talk with Todd, the Town Attorney, and Torrington Properties about this proposal. If acceptable perhaps this amendment could be presented to the Planning Board in January.
- 2) Bring back 79E as a tool for downtown development removing the requirement that an applicant demonstrate that a project is viable only with the help of 79E. A proposed change in the resolution was discussed several years ago but not followed up on.

The group would like to do the following shortly afterward, perhaps in February or March of 2025:

Amend the zoning ordinance to eliminate the limit on buildings of three stories that was adopted years ago as a citizens petition.

It was the sense of the group to pursue two tasks:

- a) Explore opportunities to expand housing in the core commercial area (five zones)
- b) Explore strategies to support the downtown in general

The subcommittee should focus on the Central Business District and the four other core commercial zoning districts but not on any residential or other zones beyond that.

Respectfully submitted,

Michael Behrendt